

Malaguerra Winery
End of Burnett Road
Morgan Hill Vicinity
Santa Clara County
California

HABS No. CA-2004

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PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Architectural and Engineering Record
National Park Service
Department of the Interior
Washington, D. C. 20243

HISTORIC AMERICAN BUILDINGS SURVEY HABS No. CA-2004

MALAGUERRA WINERY

Location

End of Burnett Road, Morgan Hill vicinity, Santa Clara County, California

USGS Morgan Hill Quadrangle, Universal Transverse Mercator Coordinates: 10.619550.4114350.

Present Owner:

State of California, Department of Parks and Recreation (1979).

Present Occupant:

Vacant.

Significance:

The original two-story winery building, located at the eastern edge of the Valley and the foothills of the Diablo Range, was erected in 1869 for Jose Maria Malaguerra and is the oldest extant winery structure in Santa Clara County. The building is constructed of basalt rubblestone now stuccoed, which was taken from the nearby Coyote Creek. Built against a sloping site, the two-story winery has no interior staircase because both floors are accessible at grade level. Cultivation of grapes on a commercial basis began in this area during the early 1850s, and in 1860 Malaguerra was one of twenty-six vintners in the county. During the mid-1890s, national depression and over-production of grapes resulted in many local wineries closing. Among these was the Malaguerra Wine operation which folded in 1898. The winery was revived and expanded at the turn of the century, remaining in operation until 1950. Renovation of the complex as a functioning wine museum is presently being undertaken by the Friends of the Wine Makers, in cooperation with the State's Department of Parks and Recreation.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Dates of erection: Winery building, circa 1861-69; attached barn circa 1900.
2. Architect: No information available.
3. Original and subsequent owners: The Malaguerra property includes 211 acres of land, and was originally a part of the Rancho Laguna

Seca, extending along the east side of Coyote Creek. It is delineated in the Book of Maps F-2, page 11, located in the Office of the Recorder, Santa Clara County Courthouse, Santa Clara.

1861 Deed, April 15, 1861, recorded July 3, 1861 in Book 0, page 388. Cesar and Siberata Piatte sold the property to Jose Maria Malaguerra for \$1000.

1898 Judgement Decree, September 8, 1898, recorded in Book 213, page 65. Judgement decree against Jose Maria and Alvina Malaguerra, and Giovanni Raggio; unredeemed and sold to Jean Turel by Commissioner Frank Scherrer, appointed by the Superior Court of Santa Clara County.

1898 Deed, November 1, 1898, recorded in Book 213, page 225. Jean Turel sold the property to Giovanni Raggio for \$5802.72.

1899 Deed, September 16, 1899, recorded in Book 222, page 234. Giovanni Raggio sold 88.92 acres of land to Agustion A. Guglieri for \$3,200.

1920 Deed, Guglieri family sold the property to John Traverso. (Colombini interview)

1950 Deed, John Traverso sold the property to the Tilson family. (Colombini interview)

1957 Deed, the Estate of Tilson, his property was sold to John H. Klinke. (Colombini interview; Klinke interview)

1971 Deed, April 7, 1971, recorded June 15, 1971, Official Record Book 9373, page 415. John H. and Ella Klinke sold the property to the State of California.

4. Original plans and construction: The northwest section of the complex was the original winery building, and is constructed of basalt rubblestone covered with stucco. A cartouche on the west facade of this section bears the inscription "C-M" and the date "1869." Malaguerra's wife's maiden name was Collins. The initials and date may signify the couple's wedding date, or the date the winery was constructed. Built against a sloping site, the two-story gabled structure has no interior staircase because both floors are accessible through exterior grade-level doorways. The basement floor is a large open room, punctuated by four wooden posts supporting the main floor above.
5. Alterations and additions: The main floor of the original northwest section has been divided into three rooms by wooden partitions, and a kitchen and bathroom have been installed. The four principal interior walls have subsequently been plastered, and two-inch wide soft wooden boards laid for the flooring.

An adjoining rectangular barn, also constructed of basalt rubblestone, was added to the winery's southeast side at the turn of the century. The barn's walls have been painted white up to eight feet above the stone foundation. Above this is a four-foot woodframe wall covered with shiplap siding. Because the barn is also built against a hillside, as was the original section, the basement and upper floors are accessible from grade level. On the interior the gable roof's crude truss system is exposed, showing a tie beam, queen posts, a collar beam, diagonal struts above the collar beam, and, at irregular intervals, diagonal braces supporting the lower portion of the structural system. The barn roof extends over and nearly covers the stone winery's roof.

Sometime between 1930 and 1950, a stuccoed frame section, the living and sitting rooms, was added to the south side of the original stone building. This addition has a gable roof and provides the only access to the northwest section's main floor.

A recent frame shed-roofed section was added to the barn's west side. It is built upon a concrete slab at grade level.

Plans to renovate the complex as a working wine museum are being undertaken by the Friends of the Wine Makers, in cooperation with the State of California's Department of Parks and Recreation.

B. Historic Events and Persons Connected with the Structure:

Wine growing began in California during the late-18th century on mission plantations in the southern part of the State. Cultivation of grapes on a commercial basis was introduced into Santa Clara Valley in the early 1860s, after mission lands had been secularized. According to the County's 1860 census, twenty-six vintners were in operation, and the average size of a vineyard was 140 acres.

In the early 1870s, French vineyard crops were damaged by the vine disease *Phylloxera*, giving California's grape-growing market an artificial boost. By the 1880s, the disease had appeared in California, spreading throughout the state and posing a serious threat to the industry. To counteract the resulting panic, the state legislature created a Board of State Viticultural Commission, divided into seven districts, to collect data and advise wine growers. The French discovered a solution to kill the disease, and by 1890 California was once again France's strongest competitor.

The national economic depression of the 1890s and over-planting by grape growers resulted in a glutted market and many local wineries were forced into closing. Among these was the Malaguerra Winery, which folded in 1898. The winery was revived and expanded at the turn of the century, remaining in continuous operation until 1950. The

Federal Pure Food and Drug Acts of 1906 ended many of the illegal practices that weakened the industry, enabling it to withstand the strain of Prohibition in the early decades of the century (which actually expanded the market to include the sale of grapes for non-alcoholic fruit juices).

Renovation of the Malaguerra complex as a functioning wine museum is presently being undertaken by the Friends of the Wine Makers, in cooperation with the State's Department of Parks and Recreation.

C. Sources of Information:

1. Primary and unpublished Sources:

a. Old Views/Photographs:

A view of the structure ca. 1940 showing members of the Columbini Traverso family before the more recent additions, is in the possession of Mr. Leon Thomas, 510 Claremont Drive, Morgan Hill, CA.

b. Deed Books and Maps: County Recorder's office, 70 W. Hedding St., San Jose, CA.

c. Clippings - Some unidentified newspaper clippings concerning history of building are on file with Morgan Hill Library, Morgan Hill, CA. (See below).

d. Interviews:

7/18/77 with Brother Norbert Korte, President, Friends of Winemakers concerning plans to utilize structure as county winemakers museum at Novitiate Winery, College and Prospect, Los Gatos.

8/5/77 with Bill Glines, staff reporter for San Jose Mercury-News (Gilroy Branch Office) who had written articles based on earlier newspaper clippings (now destroyed) about winery through Main Office, 750 Ridder Park Drive, San Jose.

8/6/77 with Albert J. Columbini, grandson of former owner Giovanni Raggio and stepson of subsequent owner, John Traverso, concerning chronology of ownership and alterations to building complex at 350 Peebles Avenue, Morgan Hill.

2. Secondary and published sources:

- Anonymous, "Established in 1869." Morgan Hill Times, Nov. 1, 1973.
Clipping in Morgan Hill Library Winery Collection.
- Anonymous, "Malaguerra Winery to Become Museum." Morgan Hill Times,
January 22, 1976. Clipping in Morgan Hill Library Winery
Collection.
- Anonymous, "Wine Had Frugal Start in California." Gilroy Dispatch,
no date. Clipping in Morgan Hill Library Winery Collection.
- Anonymous, "The Wonderful World of Wine." San Jose Mercury - News
Supplement, October 17, 1976, p. 13. Clipping in Morgan Hill
Library Winery Collection.
- Balzer, Robert Lawrence. The Uncommon Heritage; the Paul Masson
Story. Los Angeles: Ward Ritchie Press, 1970.
- Carosso, Vincent P. The California Wine Industry 1830-1895.
Berkeley, CA: University of California Press, 1962.
- Cook, Fred S., ed. Wines and Wineries of California. Jackson,
CA: Mother Lode Publishing Company, no date.
- Fisher, M. F. K. The Story of Wine in California. Berkeley, CA:
University of California Press, 1962.
- Glines, Bill. "Supervisors OK Plan for Morgan Hill Wine Museum."
San Jose Mercury, February 12, 1976. Clipping in Morgan Hill
Library Winery Collection.
- Loomis, Patricia. "Hog in Cellar Provided Family Laughs." San Jose
News, February 21, 1975, p. 33.
- Loomis, Patricia. "Old Winery May Be Pressed into Use Again." San
Jose News, date unknown. Clipping in Morgan Hill Historical
Society files.
- Peninov, Ernest P. and Sidney S. Greenleaf, A Directory of California
Wine Growers and Wine Makers in 1860. Berkeley, CA: Tamalpais
Press, 1967.
- Thompson, Bob, ed. Sunset Guide: California Wine. Menlo Park, CA:
Lane Magazine and Book Co., 1973.

Prepared by: Carolyn Hamm
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PART II ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The original stone building and large barn addition are substantial, unpretentious structures which have been somewhat obscured by later additions.
2. Condition of fabric: Poor

B. Description of Exterior:

1. Over-all dimensions: This irregularly shaped complex measures approximately 56' x 100' overall. Included in the complex are the two-story original stone block to the northeast (22' x 24'), a stucco-covered frame addition to the original structure (14' x 26'), a large, basically rectangular, barn (measuring 31' x 80' at its greatest dimensions) and a frame addition to the barn (12'x32').
2. Foundations: Basalt stone for the original structure and barn, and concrete foundations under the stuccoed frame addition. The barn addition is built upon a concrete slab.
3. Wall construction finish and color: The original block has basalt rubble walls which have been stuccoed and painted white. The barn has basalt rubble walls painted white up to a height of 8 feet, above which is a 4' high frame wall covered with horizontal ship-lap siding. The addition to the house is built with standard 2" x 4" construction with the exterior covered by stucco painted white. The barn addition is built with 2" x 4" stud construction with horizontal siding painted light green. Most of the wood in the original building and barn is redwood. Most of the wood in the two additions is Ponderosa pine and Douglas fir.
4. Structural system framing: Stone bearing walls with wooden interior framing. The upper floor is supported by two 6" x 8" wood beams carried by four 6" x 8" posts. The barn has bearing walls of stone at the base with a frame section above. The roof is carried by an exposed crude truss system with a tie-beam, queen posts, a collar beam, two diagonal struts above the collar beam, and at irregular intervals, further diagonal bracing added to the lower portion of the system.
5. Chimneys: None

6. Openings:

- a. Doorways and doors: A double door leads into the basement of the original structure. Each batten is made of diagonal wooden boards on the exterior nailed to the boards on the interior. The doorway enframingent is composed of simple pieces of board. The ground level of the barn is reached from the exterior by a large double door near the center of the west facade. It is composed of vertical boarding on the exterior nailed to a frame consisting of 2 verticals, three horizontals and two pairs of diagonal boards. The upper level is reached by a doorway set in a dormer structure on the east roof slope. The door is now missing. There is also a single door leading to the barn and to the addition.
- b. Windows and shutters: There are two one-over-one light sliding sash windows in the main floor of the west facade of the original structure. There is a star-shaped unglazed opening in the gable of this facade, presumably for ventilating the attic space. In the north facade, is a single large aluminum frame casement window opening into the kitchen. All of the windows in the original portion have very deep splayed reveals on the interior. There are two pairs of one-over-one light sliding windows in the house addition. There is a sliding six-light window in the upper wooden part of the west wall of the barn with a shutter which also slides. Both are on wooden tracks. An iron pulley wheel mounted on the window frame remains. There are two sets of sliding windows on the west elevation of the barn addition and a single window on the south elevation.

7. Roof:

- a. Shape, covering: The original structure has a simple gable roof covered on the north slope by irregularly sized shingles, but on the south slope the shingle roof has been covered by corrugated sheet metal. The shingles are nailed into the decking by square wrought-iron nails. In all other portions of the complex, machine made wire nails are used. The roof of the original portion is largely intact but the greater part has been covered over by the roof of the barn. The roof of the barn is covered with irregularly sized shingles nailed to 1 x 6 horizontal boards laid over the rafters. Most of the shingles from this portion are missing. There are wooden gutters on the west side of this roof and over part of the east side. The remaining gutter is of sheet metal. The roof of the house addition is now of corrugated metal which has been laid over a shingle

roof. The addition on the barn has, in part, a standing seam sheet metal roof and in part a corrugated metal roof.

C. Description of Interior:

1. Floor plans:

a. Basement: There is a full basement under the original building. It is divided by the four 6" x 8" wooden posts supporting the floor above. An opening in the south wall leads to an irregularly shaped excavated area approximately 5' x 6' which extends under the floor of the barn. The walls of this area are covered with concrete with boarding over the concrete on the south and east. The area under the house addition is partially excavated and is accessible by a door in the west of the facade. The retaining wall which runs along the west of the complex runs under the addition and is visible at the rear of this excavated area.

b. Main floor: The original portion is divided by wooden partitions into three rooms. The rear room is currently arranged as a kitchen. It is likely that all of the partition walls in the original portion are the result of alterations. The barn consists of one large single space with a plank upper deck supported by the end walls and six 6" x 4" wooden posts carrying 6" x 4" beams. The house addition consists of two rooms, and the barn addition of three large rooms and several smaller rooms.

2. Stairways: There are no interior stairways.

3. Flooring: The floor at the main level of the original portion is 2" wide soft wood boards covered by linoleum in the kitchen and east room. The floor of the basement of this portion and of the barn is dirt, that of the house addition is of soft wood flooring partially covered by linoleum, and the barn addition is of concrete slab.

4. Wall and ceiling finish: The original portion and the addition have plaster walls. The interior walls of the barn are exposed rubble stone painted white and exposed frame construction above. The walls of the barn addition are of painted plaster.

5. Doorways and doors: There are two doorways in the interior of the original portion, each surrounded by a plain board trim. Only one door remains. There are two further doorways in this portion, one leading to the addition the other to the barn. The crude stonework around the latter as well as an alteration of the opening size suggests that it has either been added or altered since the construction of the original structure.

6. Lighting: There are modern electric lights throughout.
7. Heating: There are gas fired space heaters in the kitchen of the original structure and in the barn.

D. Site:

1. General setting: The building is located on the eastern edge of the Santa Clara Valley. The foothills of the Diablo Range rise immediately behind it. Along the west of the complex and extending under addition is a basalt retaining wall. There is a wooden cistern approximately 6' deep and lined with wood to the south of the building.

PART III. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey in cooperation with the County of Santa Clara. The 1977 summer project, the first year of a four-year recording project in Santa Clara County, was completed under the general direction of John Poppeliers, Chief of HABS; Kenneth L. Anderson, Jr., Principal Architect; and Robert Bruegmann, Project Supervisor (University of Pennsylvania); with Jack Schafer, Architectural Foreman (University of Cincinnati); and student architects Tim Allenbrook (Rhode Island School of Design), Barbara Hendricks (University of Texas), and Jeff Lees (University of Oklahoma), at the HABS Field Office in Saratoga, California. The drawings were edited in the HABS Washington Office in the summer of 1979 by architect David T. Marsh. The historical and architectural data were edited and in some cases further researched during the summer of 1979 by Jan Cigliano, an architectural historian on the HABS staff, at the 1979 Field Office in Santa Clara, California. Photographs were taken by photographer Jane Lidz, summer 1980.